

# **ETRI**

Environmental Technology Resources, Inc.

**Phase I Environmental Site Assessment Report  
for the Properties Located at  
825 Warner Street (Ezell Property) and  
1092 Allene Avenue (Benoit Property)  
in Atlanta, Georgia**

Prepared For:

**The Trust for Public Land**  
1447 Peachtree Street, NE  
Suite 601  
Atlanta, Georgia 30309

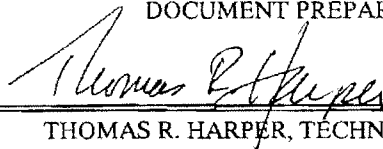
Prepared By:

**Environmental Technology Resources, Inc.**  
4780 Ashford Dunwoody Road, Suite A-456  
Atlanta, Georgia 30338  
Telephone # (770) 888-8181

December 2, 2005

THE INFORMATION CONTAINED IN THIS REPORT TTTLED:  
"PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT FOR THE PROPERTY LOCATED AT  
825 WARNER STREET (EZELL PROPERTY) AND 1092 ALLENE AVENUE (BENOIT PROPERTY) IN ATLANTA, GEORGIA"  
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DOCUMENT PREPARED BY:

A handwritten signature in cursive script, appearing to read "Thomas R. Harper", is written over a horizontal line.

THOMAS R. HARPER, TECHNICAL DIRECTOR

December 2, 2005

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**1.0 SUMMARY OF FINDINGS**

- The "Site" or "subject property" includes two parcels that have addresses 825 Warner Street and 1092 Allene Avenue in Atlanta, Fulton County, Georgia. The properties are located across Allene Avenue from each other. The Warner Street property includes approximately 2.8-acres of land that is developed with an approximate 25,000 square feet manufacturing-warehouse building. The Allene Avenue property is an approximate 1.0-acre parcel of land that is developed with a 2,400-square feet warehouse building. The Warner Street building is currently vacant but was most recently been used by Mom's Bakery which baked and distributed various food products. The Allene Avenue property has been used to store equipment and decorations used in bars since 1999.
- Historical research determined that the Warner Street property was originally developed with an ornamental steel manufacturing facility in 1932. The duration of time the ornamental steel facility was operational is not known. The existing Warner Street building was constructed in the early 1950's. The building has been occupied by produce and meat companies in the 1950's through the 1970's. In the late 1980's or early 1990's, the building was occupied by a bakery company. The bakery company was operational at this location until at least 1999. The Allene Avenue property was undeveloped in 1932. This property was first developed with the existing building in the early 1950's. From the early 1950's until early 1980's, the building was occupied by a company that manufactured produce containers. A church occupied the building in 1991. The current owner purchased the building in 1999 and has used it as a storage building for equipment and decorations used in bars.
- Inspection of the Warner Street and Allene Avenue properties did not identify any visual evidence of spilled hazardous materials, petroleum products, above or below ground storage tanks or buried solid waste. Three unidentified 55-gallon drums were identified on the Warner Street property. Two of these drums contain an unknown liquid material. No evidence of spills or leaks were noted in the area surrounding the drums. Three pole-mounted transformers are located on the Warner Street property. None of the transformers are labeled as being non-PCB. There is no visual evidence of any discharges from the transformers.
- A limited asbestos inspection of the Allene Avenue building identified roofing materials as suspect asbestos containing materials. If renovations or demolition is planned which would include the disturbance of the roofing materials, it should be tested for asbestos. If found to contain asbestos, the roofing materials should be removed by a qualified contractor and be disposed of properly. The interior of the Warner Street property was not accessible at the time

of the Site visit. An asbestos survey should be conducted on the building prior to renovations and/or demolition.

- The regulatory agency records search identified one state hazardous waste site and eleven non-Hazardous Site Inventory sites within one-mile, ten LUST sites and three CERCLIS sites within one-half mile, three registered UST sites and six small quantity generators within one-quarter mile of the subject property. The state hazardous waste site is a former battery manufacturing facility and lead contaminated soils have been discovered at depths to four feet below ground surface. No groundwater investigations have been completed at this site. Heavy metals were detected in soils at the closest non-HSI sites. Limited groundwater contamination was detected at these sites. Based on the determined or presumed direction of groundwater flow, the potential of an impact from these non-HSI sites is low. The adjacent property south of the Allene Avenue property and southeast of the Warner Street property was identified as a LUST site. ETRI obtained information regarding the soil contaminant levels that were detected during the tank closure. The concentrations of Benzene, Toluene, Ethylbenzene and Xylenes (BTEX), and polynuclear aromatic hydrocarbons are below soil threshold levels. Based on the concentrations of petroleum contaminants detected during the tank closure, the adjacent LUST sites would not be expected to impact the subject property. Review of the files from the other LUST sites has determined that the potential for an impact would be low. One of the CERCLIS sites was also identified as a state hazardous waste site and another of the CERCLIS sites is a non-HSI site. Orphan sites that were identified include one state hazardous waste site (HSI), one CERCLIS-No Further Remedial Action Planned, three non-HSI sites, one LUST site, two Georgia SPILL sites, one small quantity generator and twenty-four (24) ERNS sites. Based on their locations, none of the orphan sites would impact the subject property.
- The adjacent properties include a bus company, a former tire re-treading facility, an automotive repair facility, thrift store, an abandoned warehouse-distribution facility, a building used for the storage of historical documents and single-family homes. One of the adjacent properties was identified on the leaking underground storage tank database. The concentrations of contaminants detected in soils during the tank closure are low and this site would not be expected to have an impact on the subject property. None of the other adjacent properties were identified on databases of facilities that have had releases of hazardous materials or petroleum products. Given the current and past use of the adjacent properties, the probability of an impact to the subject property is low.
- Based on information obtained during this Phase I ESA, the probability of there being any recognized environmental conditions on the Warner Street property is moderate. The past use of the property as an ornamental steel manufacturing facility could have had an impact on the property. A Phase II ESA of the Warner Street property is recommended. Based on the past use of the Allene Avenue property, the probability of environmental conditions of this property is low. Accordingly, no further assessment activities of the environmental conditions of the Allene Avenue property are recommended or indicated at this time. If the roof of the building is planned to be removed, samples should be collected to determine if the roofing materials contain asbestos.

## 2.0 INTRODUCTION

Environmental Technology Resources, Inc. (ETRI) was retained by The Trust for Public Land to complete a Phase I Environmental Site Assessment (ESA) of the properties located at 825 Warner Street and 1092 Allene Avenue in Atlanta, Georgia (hereafter referred to as the "Site" or "subject property"). ETRI completed the Phase I ESA in accordance with the scope of work specified by ASTM E-1527.

### 2.1 PURPOSE

The purpose of the Phase I ESA was to gather data and render an opinion with a reasonable degree of technical certainty, on the potential for environmental liabilities associated with past or current practices as well as to identify the existence or probability for environmental impairment or liability. The following is a brief overview of the activities performed by ETRI in the Phase I ESA process:

- **Site Inspection** - The property is initially evaluated through a limited visual inspection of surface conditions. The purpose of this inspection is to identify obvious signs of polluting activity such as stressed vegetation, improper or illegal waste or chemical storage, underground storage tanks, stained soils, etc.
- **Review of the Property History** - Past usage of the Site is an important issue in that "questionable" activity may have resulted in leaving behind a condition of environmental concern that is unrelated to present activity. ETRI reviewed the history of the Site through an examination of historical aerial photographs from the years 1938, 1960, 1972, 1986, 1993 and 2002 and a historical topographic map dated 1973. ETRI also researched city directories and fire insurance maps to further understand the history of the Site.
- **Inspection of Adjacent Properties** - Adjacent properties can often affect the environmental condition of the property in question either through movement of contaminants across adjoining surfaces or through migration in subsurface environments. Although it is often not possible to access neighboring properties, ETRI's review includes a visual inspection of accessible adjacent areas and an assessment of their potential influence on the subject Site.
- **Agency Record Review** - Agency records, which list environmental occurrences in the area, were reviewed to identify significant concerns which could impact the environmental integrity or the value of the property. These records include but not limited to, the U.S. EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List, the National Priorities List (NPL), the Resource Conservation and Recovery Information System (RCRIS) Large and Small Quantity Generator/Treatment, Storage and Disposal listings, and the Emergency Response Notification database. State databases included the Georgia Leaking Underground Storage Tank (LUST) list, a listing of registered underground storage tanks (USTs), the State Hazardous Waste Sites or Hazardous Site Inventory (HSI) and non-Hazardous Site Inventory, Permitted Solid Waste Landfills (SWLF) and State Spills list (SPILLS).

Further detail relative to each of the above-mentioned Phase I review tasks is given in the text of this

document. Photographs depicting various features of the Site can be found in Appendix A.

## 2.2 TERMS AND CONDITIONS

This Phase I ESA is based on the conditions existing at the Site during ETRI's visit on September 21 and September 27, 2005. Results of the Phase I ESA are based on information provided to ETRI, or which was reasonably available to ETRI from records, interviews and recollections. Specifically, various sections in the report, which rely on historical information, based on interviews, is limited to the information gained from interviewing property management personnel and/or local officials.

This report is made in compliance with the scope of work specified by ASTM E-1527, and is based on the current regulatory environment and current fully implemented regulations and deals only with the due diligence required of law for pre-acquisitional investigation relating to CERCLA contamination on the Site. Future regulatory modifications, agency interpretations, and/or attitude changes may affect the compliance status of the Site.

ETRI cannot comment on actual conditions of adjacent properties or, whether the activities of adjacent properties have affected the subject property without further investigation. ETRI's review of various database information relative to adjacent properties was obtained from publicly available sources and other secondary sources of information produced by entities other than ETRI. Due to the dynamic nature of such database reports, various facilities are not contained within the database and subsequently do not appear on the computer generated Site maps. ETRI augments the database review with interview information, as appropriate, and reconnaissance activities of the general area. In doing so, ETRI has applied best technical and scientific judgment within the guidelines of ASTM E-1527.

The assessment was performed in accordance with generally accepted practices of the profession undertaking similar studies at the same time and in the same geographical area. ETRI exercised these practices during the aforementioned Phase I evaluation. No other warranty is expressed or implied. The recommendations provided in this report do not constitute legal advice and should not be relied upon in any way for legal interpretations.



### 3.0 SITE DESCRIPTION

#### 3.1 SITE AND VICINITY CHARACTERISTICS

The subject property is located in Land Lot 106 of the 14<sup>th</sup> District of Fulton County, Georgia. The property is located in the Oakland City area within the City limits of Atlanta. The Site is located approximately 2.4 miles southwest of the central business district of the City of Atlanta. Interstate 75/85 is located approximately 1.1-miles to the east and Interstate 20 is located approximately 1.1 miles to the north. A Site Location Map, Figure 1 identifies the location of the subject property relative to these landmarks.

As noted, the subject property includes two adjoining tracts of land. The "Warner Street" tract is bounded by Warner Street to the south, Biglin Street to the west and Allene Avenue to the east. The "Allene Avenue" tract is bounded by Allene Avenue to the west. The two properties are located across Allene Avenue from each other.

The Warner Street property is an irregular shaped tract of land with approximately 535 feet of frontage along Warner Street, approximately 258 feet of frontage along Biglin Street and approximately 177 feet of frontage along Allene Avenue. This property includes approximately 2.7-acres of land that has been developed with an approximate 25,000-square feet building.

The Allene Avenue property is a triangular shaped tract of land with approximately 400 feet of frontage along Allene Avenue. The property includes approximately 1.09-acres of land and is developed with an approximate 2,400-square feet building.

Surrounding properties include a bus company, a former tire re-treading facility, an automotive repair facility, thrift store, an abandoned warehouse-distribution facility, a building used for the storage of historical documents and single-family homes.

#### 3.2 DESCRIPTIONS OF STRUCTURES, ROADS AND OTHER IMPROVEMENTS

The 825 Warner Street property is developed with an approximate 25,000 square feet office-warehouse building. The building has concrete block walls and is constructed on a concrete slab. The building has a flat roof that is supported by steel trusses. The exterior of the building is covered with painted concrete block. A steel-framed warehouse and loading dock addition was made to the eastern side of the building. This portion of the building has sheet metal exterior walls and roof.

The southern side of the building is a dock height loading dock area. The loading dock area is extended outside of the main building and is covered with a metal roof. A storage silo is located outside and adjacent to the newer section of building and loading dock. The storage silo is constructed of steel.

The interior of the building was not accessible at the time of the Site visit. A concrete pad for a former small building is located on the southwest side of the property. Portions of the concrete pad are covered with 9-inch by 9-inch vinyl floor tile.

The entire Warner Street property is enclosed by a wire fence. Asphalt pavement covers the area between the building and Warner Street. An asphalt paved drive provides access from Allene Avenue.

The Allene Avenue property is developed with an approximate 2,500 square feet warehouse building. The building is constructed on a concrete slab and has brick walls. The building has a flat roof that is has wooden joists, wooden decking and is supported by steel posts. The roof of the building overhangs the front and back sides of the building. The overhanging roof is covered with asphalt shingles. A single roll-up door is located on the north side of the building. Entry doors are also located on the east and west sides of the building. Metal-framed windows are located on all sides of the building.

The interior of the building is an open warehouse. A small restroom is located on the southeast side of the building. The restroom is finished with sheet rock walls and ceiling and ceramic tile floors. Incandescent lights are used to illuminate the interior areas of the building.

A rail spur was formerly located on the south side of the Allene Avenue property. The rail spur was routed in a northwesterly direction. The rails and ties have been removed.

The Warner Street and Allene Avenue properties are serviced by the City of Atlanta Water and Sewer and Georgia Power provides electrical service. Three pole-mounted transformers are located on the Warner Street property. No pole or pad-mounted transformers are located on the Allene Avenue property.

Figure 2 is a Site Plan which identifies various features of the subject property discussed in this report.

### 3.3 CURRENT USE OF SUBJECT SITE

The Warner Street property is currently vacant and for sale. The most recent tenant in the building was Mom's Bakery Inc. which operated a baked goods warehouse and distribution facility at this location. The Allene Avenue building is currently used by the owner of the property, Mr. Michael Benoit for the storage of various decorative items used in bars which he owns.

### 3.4 SITE RECONNAISSANCE

ETRI representative Mr. Tom Harper completed an inspection of the property on September 21 and September 27, 2005. Mr. Harper was accompanied by Mr. Michael Benoit during the inspection of the Allene Avenue property. As noted, Mr. Benoit is the current owner of this property. Mr. Harper was unaccompanied during the inspection of the Warner Street property. The interior of the Warner Street property was not accessible at the time of the Site visit.

#### 3.4.1 Hazardous Substances Identified

Visual and physical inspections for hazardous substances and petroleum products were conducted. Visual signs of hazardous substances or petroleum products would include stained or otherwise discolored soils, stressed or dead vegetation or areas where vegetation will not grow when the conditions seem favorable for plant growth. No visual evidence of any hazardous material or petroleum product spills or releases were identified on either property.

#### 3.4.2 Unidentified Drums or other Substance Containers

Visual inspection for hazardous substances and petroleum products including recording the approximate quantities, types of containers, and storage conditions was conducted. This phase of the inspection includes the identification of any open containers suspected of containing hazardous substances or petroleum products. Three unlabeled 55-gallon drums were identified behind the Warner Street property. One of the drums is located outside of the northwest side of the building. This drum is empty. A second 55-gallon drum is located in a storage trailer behind the building. This drum has liquid contents present and is identified as "Hill Manufacturing - Chemical Specialty". A third 55-gallon drum is located on a concrete pad outside on the northern side of the building. This drum does not have a label but does have liquid contents. There is no visual evidence that any of these drums have leaked their contents on the property. The contents of the two drums with liquids should be characterized and properly disposed. No unlabeled drums or containers were identified on the Allene Avenue property.

#### 3.4.3 Storage Tanks

A visual inspection was undertaken to locate any above ground storage tanks (ASTs) or underground storage tanks (USTs) on the subject property. Evidence of USTs including vent pipes, fill pipes, concrete pads, and access ways was investigated. No above or below ground storage tanks were identified on either property.

#### 3.4.4 Indications of PCBs

Polychlorinated biphenyls (PCBs) were produced in the United States from 1929 to 1979, primarily for use as insulating fluids in electrical equipment, such as transformers and ballasts. Although PCBs are no longer being manufactured, electrical transformers and lighting ballasts with fluids containing PCBs may still be in service. Records generally do not exist substantiating whether a transformer contains PCBs unless testing of specific transformers is performed. Although not regulated, ballasts containing PCBs should not be disposed with other solid waste.

Three pole-mounted transformers are located on the Warner Street property. The transformers are located on a single telephone pole just southeast of the warehouse building. No labels are present on the transformers that would indicate if they contain PCBs. Inspection of the outside of the transformers and the surrounding area did not identify evidence of oil staining or stressed vegetation which could be an indication of a leaking transformer. It should be noted that as the owner of the transformers, Georgia Power would be responsible for the environmental cleanup of areas impacted by releases of transformer dielectric fluid. No pole or pad-mounted transformers are located on the Allene Avenue property.

The interior of the Allene Avenue property is illuminated with incandescent light fixtures. ETRI suspects that some of the light fixtures in the Warner Street building are fluorescent. It is possible that the ballasts for the fluorescent light fixtures contain PCBs. If the light fixtures are removed, the ballasts should be inspected for the presence of PCBs. The non-PCB ballasts will have a label identifying it as such. If found to contain PCBs, the ballasts should be disposed of properly.

### 3.4.5 Indications of Solid Waste Disposal

Visual inspections for areas that are apparently filled or graded by non-natural causes (or filled from unknown origins), suggesting buried trash or other buried solid waste disposal, or mounds or depressions suggesting trash or other solid waste disposal were conducted. Additionally, visual inspections were conducted to determine whether there was evidence of above ground disposal of solid wastes. No visual evidence of buried solid waste or above ground disposal of solid waste was identified on either property.

### 3.4.6 Wastewater Discharges/Septic Systems

Inspections for wastewater or other liquids (other than storm water) discharging into ditches or streams on or adjacent to the subject property were conducted. No visual or physical evidence of wastewater discharges were discovered on the subject property. These properties are serviced by the City of Atlanta water and sewer department.

### 3.4.7 Suspect Asbestos Containing Materials

The Phase I ESA included a limited visual inspection of accessible on site building materials, which may be asbestos containing materials. Asbestos containing materials (ACM's) are commonly found in buildings constructed prior to 1981. Because of its strength and insulating qualities, asbestos was used in many building materials, including insulation, textured surfacing materials, and floor tile. The inspection of the Allene Avenue property identified roofing materials as the only suspect asbestos containing materials. No other suspect asbestos containing building materials were identified in the building. If renovations or demolition of the building is planned, ETRI would recommend testing the roofing materials for asbestos. Any identified asbestos containing roofing materials should be removed by a qualified contractor and be disposed of properly prior to their disturbance.

The interior of the Warner Street property was not accessible. Therefore, it was not possible to identify any suspect asbestos containing materials inside the building. The concrete pad located on the southwest side of the property is partially covered with 9-inch by 9-inch vinyl floor tiles. The tiles should be tested for asbestos. If renovations include the removal of the concrete pad and floor tiles, they should be tested for asbestos. If found to contain asbestos, the floor tiles should be removed by a qualified contractor.

### 3.4.8 Radon

Radon gas can become a health hazard if allowed to build up in unventilated areas such as basements and crawl spaces. Fulton County is located in a Radon Zone Level 1. Zone 1 has a predicted average indoor screening level of greater than 4 Pico Curies per liter (pCi/L). The EPA action level for radon is 4 pCi/L. Both buildings are constructed on concrete slabs, therefore, the potential for the buildup of dangerous levels of radon is significantly reduced. Both building appear to be adequately ventilated which would also prevent the accumulation of dangerous levels of radon. Site specific testing could be completed to determine the indoor radon levels in the building on the Site. If elevated levels were found, additional ventilation could be added to reduce the hazards associated with radon.

#### 3.4.9 Lead Based Paint

Lead-based paint is a hazard in residential properties that were constructed prior to 1978. Lead is a cumulative metal that can cause significant health problems in small children when ingested. Given the age of each building, it is possible that some of the painted areas contain lead. If the paint does contain lead, it would only be a hazard if it were ingested. Testing is the only method available to determine whether the painted surfaces contain lead and the concentrations of lead that are present. No chipping or peeling paint was identified in the exteriors of the Warner Street or Allene Avenue buildings. No chipping or peeling paint was noted on the interior of the Allene Avenue building. Given the current use of these buildings, the hazards associated with lead based paint would be minimal.

#### 3.4.10 Summary of Findings

The Site inspection determined that the Warner Street building is developed with an approximate 25,000 square foot office-warehouse building that has been most recently used by a bakery company. The Allene Avenue property is developed with a 2,400 square foot building that is used to store decorations used in bars. No hazardous materials or petroleum products, above or below ground storage tanks or buried solid waste was identified on either property. Two 55-gallon drums containing unknown liquids were identified on the Warner Street property. There is no evidence that the contents of the drums have leaked and impact the property. The contents of these drums should be characterized and the drums and their contents should be properly disposed. If renovations or demolition are planned to either building, an asbestos survey should be conducted. The only suspect asbestos containing materials in the Allene Avenue property was roofing.

### 3.5 ENVIRONMENTAL SETTING

Surface water, groundwater, and soil characteristics were reviewed by conducting a Site visit and reviewing available topographic, geologic, and hydrogeologic information.

#### 3.5.1 Site Topography and Drainage

The 1997 U.S. Geologic Survey, Southwest Atlanta Quadrangle topographic map was reviewed and information gathered during the site inspection was utilized to evaluate site and area topographical characteristics. In general, both properties are relatively flat having been cut and graded for the construction of the buildings and adjoining parking areas.

In general, the property has a gradual slope lower to the northeast. The highest part of the Warner Street property is located along the western and southwestern property boundaries. The elevation on this part of the property is approximately 1,020 feet above mean sea level (amsl). The property slopes gradually lower to the east and northeast. The lowest part of the Warner Street property is located along the northeastern side of the Site. This area of the property has an elevation of approximately 1,010 to 1,015 feet amsl.

The Allene Avenue property has a gradual slope lower to the north-northeast. The highest part of the property appears to be located along the southern property line. The elevation on the southeastern side of the property is approximately 1,010 feet amsl. The general topography of the Site and surrounding

areas is shown in Figure 3.

Surface water runoff is controlled by the grade of the property. Storm runoff flows over paved and unpaved surfaces to the northeast side of the Warner Street property. A concrete wall located on the northeast side of the property appears to detain storm runoff from the property. Runoff from the Allene Avenue property flows over land surface toward the adjacent properties to the north and northeast.

### 3.5.2 Regional and Site Geology

The Site is located in Georgia's Southern Piedmont Physiographic Province. Geographically, the Piedmont is a terrain of metamorphosed and deformed rocks ranging in age from late Precambrian to early Paleozoic. Most of the rock in the Piedmont is metamorphic, and includes gneisses, schists, and meta-volcanics, however, there are localized outcrops of granitic rocks that can cover large areas (e.g., Stone Mountain). When weathered, these rocks form a reddish-brown soil (residuum) consisting of various ratios of sand, silt, and clay. This material is called saprolite when the structural features of the parent rock (such as foliation and schistosity) are retained. Because of slow erosion rates within the Piedmont during recent geologic time, residuum/saprolite can be as much as 100 feet thick beneath major topographic features.

According to the *Geology of the Greater Atlanta Region, 1984*, the Site is underlain by the Clarkston formation of the Atlanta Group. The Clarkston formation includes sillimanite-granet-quartz-plagioclase-biotite-muscovite schist interlayered with hornblende-plagioclase amphibolite (ca).

### 3.5.3 Site Soils

The original soil survey for Fulton County titled: *Soil Survey of Fulton County, Georgia* was published in December 1958. According to the Soil Survey of Fulton County, the soils on the subject property are classified as "Unclassified city land (Ua)". These soils have been so altered or obscured by urban works and structures that identifying and mapping the soils is not feasible or would be of no value to the agriculture of the county.

### 3.5.3 Groundwater

Groundwater in the uppermost aquifer in the Southern Piedmont Province typically occurs under unconfined conditions in the pore spaces of the shallow soils, and is usually encountered within several feet to upwards of 30 to 40 feet below existing ground surfaces. The top of the water table generally mimics the original topography of the ground surface. Groundwater flows from highlands to lowlands, discharging into streams or wetlands. Based on a review of the original area topography, groundwater likely flows to the northeast. Groundwater is likely located at a depth of 20 to 30 feet below ground surface depending on surface elevation.

### 3.5.4 Floodplain and Wetlands

ETRI obtained a floodplain map prepared by the Federal Emergency Management Agency (FEMA) to determine whether the Site is in a floodplain. As can be seen by the FEMA map, no areas of the

subject property are located within the 100-year floodplain. A copy of the FEMA map is included in Figure 4.

Section 404 of the Clean Water Act requires the U.S. Army Corps of Engineers (ACOE) to regulate most discharges of dredge or fill material into waters of the U.S., including wetlands. Waters of the U.S. includes most waterways (i.e., intermittent or perennial streams/creeks, rivers, tributaries, etc.), water bodies (i.e., ponds, lakes, etc.), and wetlands. The ACOE 1987 Wetlands Delineation Manual is the legally mandated system for identifying Section 404 jurisdictional wetlands, and is based upon satisfying three criteria of hydrophytic vegetation, hydric soils, and wetland hydrology. Generally, areas must possess field evidence of all three parameters in order to be designated as jurisdictional wetlands. Wetlands generally include swamps, marshes, bogs and similar areas. According to the 1987 National Wetlands Inventory Map – Southwest Atlanta Quadrangle, no jurisdictional wetlands are located on the subject property. A copy of the NWI map is included as Figure 5.

## 4.0 SITE HISTORY

Background information for the Site was obtained from reviewing historical aerial photographs and historic maps for the subject property and surrounding area. Aerial photographs and maps were obtained from the Fulton County Natural Resources Conservation Service in Marietta, Georgia and the University of Georgia Science Library in Athens, Georgia. City directory information was obtained from the Atlanta History Center in Atlanta, Georgia.

### 4.1 HISTORICAL AERIAL PHOTOGRAPHS

Aerial photographs were reviewed to help establish prior land use and for evidence of processes, facilities or surface features that might be an environmental concern. Reproductions of these aerial photographs are included in Appendix B. The following summarizes the aerial photograph review:

- 1938** The earliest aerial photograph available for review was dated 1938. At that time, a structure was located on the southeast side of the Warner Street property. The building that existed in 1938 was different than the structure that currently exists. Much of the property was cleared and appeared to be used for outside storage. The Allene Avenue property had a rail line routed through the east and northeast side of the property. Adjacent property use at this time included commercial buildings to the south-southwest and residential homes to the north and east.
- 1960** A 1960 aerial photograph indicates that the Warner Street and Allene Avenue properties were developed with the existing buildings. The rail line that once was routed through the Allene Avenue property can be seen in this aerial photograph. Adjacent properties were developed with commercial buildings. Homes were located to the northeast.
- 1972** The 1972 aerial photograph continues to show the Warner Street and Allene Avenue buildings. The adjacent property to the west appears to be a distribution facility with tractor trailers being parked adjacent to the building. Properties to the south were generally developed with commercial buildings and houses were located to the east and northeast.
- 1986** No significant changes can be seen on the subject property in the 1986 aerial photograph. The location of the former rail line can be seen adjacent to the Allene Avenue building. The storage silo can be seen on the northeast side of the Warner Street building. No significant changes can be seen on adjacent properties.
- 1993** The 1993 aerial photograph is a larger scale than earlier aerial photographs and shows the building as it exists today. Several tractor trailers can be seen adjacent to the loading dock area on the south side of the Warner Street property. The loading dock addition had not been made to the northeast side of the building. A small structure is shown on the southwest side of the property. No significant changes can be seen on the Allene Avenue property. Several buses can be seen parked to the south of this property.



## 2002

The 2002 aerial photograph indicates that an addition was made to the Warner Street property. The existing metal framed loading dock can be seen on the northeast side of the building. Tractor trailers are parked west of the building. No significant changes can be seen on adjacent properties.

## 4.2 HISTORIC MAPS

In the late nineteenth century, the Sanborn Company began preparing maps for use by fire insurance companies. These maps indicate construction materials of specific structures in developed urban areas. With the advent of retail gasoline service stations, the locations of gas tanks were noted, often without AST or UST designations. These maps were expanded geographically periodically through the twentieth century. Sanborn maps generally have coverage for central business districts. A Sanborn map dated 1932 was published which included coverage of the subject property.

The 1932 Sanborn map indicates that the Warner Street property was occupied by the F.E. Golian Company. The F.E. Golian Company was a structural and ornamental steel company. A building used for steel working was located on the southeast side of the property adjacent to Allene Avenue. A staging building was located on the northwest side of the property. A house and office were located on the southwest side of the property at that time. A barn with five stalls was located on the northwest side of the Site. The rail line is also shown along the northern property line. The Allene Avenue property was undeveloped at that time. A rail spur is shown having been routed from the southeast to the northwest side of the property. A property to the south was the National Oil Company facility. This property had oil storage facilities and gasoline tanks. The property was located east of Woodrow and Allene Avenue, south of the subject property. The topography in the area where the tanks were located slopes to the south and away from the subject property. No documented releases from the former National Oil Company were identified in the regulatory database report.

A 1973 topographic map indicates that the Warner Street property had been developed with the existing building. No structures are shown on the Allene Avenue property.

## 4.3 CHAIN OF TITLE

A Chain of Title was not requested as part of this Phase I ESA. Therefore, this report was prepared without the use of this information.

## 4.4 CITY DIRECTORIES

City directories, which list property tenants by street address, are typically reviewed to identify past Site occupants. A search for City and Suburban directories was conducted at the Atlanta History Center Library in Atlanta, Georgia. Listings for Warner Street and Allene Avenue were found dating back to 1930. The first City directory listing for 825 Warner Street was found in 1950 City directories. The first listing for 1092 Allene Avenue was found in 1955 City directories. The following is a summary of the listings identified for the Warner Street and Allene Avenue properties. Listings for the subject property are highlighted in bold.

Site Address: 825 Warner Street and 1092 Allene Avenue

| Year | Address   |
|------|---|
| 1930 | 808 Warner Street - Residential<br>844 Warner Street - Residential<br>1058 Allene Avenue - Residential<br>1131 Allene Avenue - Residential  |
| 1940 | 808 Warner Street - Residential<br>844 Warner Street - Residential<br>1058 Allene Avenue - Residential<br>1131 Allene Avenue - Residential  |
| 1950 | 824 Warner Street - Residential<br><b>825 Warner Street - Fain Wholesale Produce</b><br>830 Warner Street - Pilcher Restaurant, Haywood<br>Furnished Rooms<br>833 Warner Street - H. Nail Company and Fruit Brokers<br>1056 Allene Avenue - Residential<br>1131 Allene Avenue - Residential   |
| 1955 | 824 Warner Street - Residential<br><b>825 Warner Street - C. L. Fain Wholesale Produce</b><br>830 Warner Street - Pilcher Restaurant, Haywood<br>Furnished Rooms<br>833 Warner Street - H. Nail Company and Fruit Brokers<br>1056 Allene Avenue - Residential<br><b>1092 Allene Avenue - Shorty's Hamper House-Produce Containers</b><br>1131 Allene Avenue - Residential     |
| 1960 | 824 Warner Street - Residential<br><b>825 Warner Street - Vacant</b><br>830 Warner Street - Vacant<br>833 Warner Street - Vacant<br>1056 Allene Avenue - Residential<br><b>1092 Allene Avenue - Shorty's Hamper House-Produce Containers</b><br>1131 Allene Avenue - Residential  |
| 1971 | <b>825 Warner Street - Armour &amp; Co. Meats</b><br>830 Warner Street - Farmer's and Truckers Home Motel<br>833 Warner Street - Mustang Transportation<br>1089 Allene Avenue - Coile Reliable Truck Trailer Service Co.<br><b>1092 Allene Avenue - Shorty's Hamper House-Produce Containers</b><br>1121 Allene Avenue - Stamps/Brown Tire Co.<br>1131 Allene Avenue - Vacant |
| 1976 | <b>825 Warner Street - Armour &amp; Co. Meats</b><br>830 Warner Street - Vacant<br>833 Warner Street - Mustang Transportation<br>1089 Allene Avenue - Tractor Trailer Parts.<br><b>1092 Allene Avenue - Shorty's Hamper House-Produce Containers</b><br>1121 Allene Avenue - Stamps/Brown Tire Co.<br>1131 Allene Avenue - Vacant   |

|           |   |
|-----------|---|
| 1981      | <b>825 Warner Street – Vacant</b><br>830 Warner Street – Vacant<br>833 Warner Street – Apache Transport<br>1089 Allene Avenue – Tractor Trailer Parts.<br><b>1092 Allene Avenue – Shorty’s Hamper House-Produce Containers</b><br>1121 Allene Avenue – Stamps/Brown Tire Co.                          |
| 1986      | <b>825 Warner Street – No Return</b><br>830 Warner Street – T&H Rooming House<br>833 Warner Street – Apache Transport<br>1089 Allene Avenue – D&W Welding.<br><b>1092 Allene Avenue – Vacant</b><br>1121 Allene Avenue – Warner Stamps Tire Co.   |
| 1991      | <b>825 Warner Street – Mom’s Bakery</b><br>830 Warner Street – No Return<br>833 Warner Street – No Return<br><b>1092 Allene Avenue – Temple of Divine Holiness Church</b><br>1121 Allene Avenue – Stamps Brown Tire Co.   |
| 1996      | <b>825 Warner Street – Mom’s Bakery Inc.</b><br>844 Warner Street – Residential<br>856 Warner Street – Residential<br><b>1092 Allene Avenue – No Listing</b><br>1160 Allene Avenue – Harmon Brothers Charter Inc.   |
| 1999      | <b>825 Warner Street – Mom’s Bakery Inc.</b><br>830 Warner Street – Residential<br>838 Warner Street – D’s Pallets<br>844 Warner Street – No Return<br><b>1092 Allene Avenue – R. Owens</b><br>1135 Allene Avenue – Maxi’s Complete Auto Touring<br>1160 Allene Avenue – Harmon Brothers Charter Inc. |
| 2004-2005 | <b>825 Warner Street – No Return</b><br>830 Warner Street – No Return<br>838 Warner Street – Residential<br>844 Warner Street – No Return<br><b>1092 Allene Avenue – No Return</b><br>1135 Allene Avenue – No Return  |

#### 4.5 INTERVIEWS

ETRI interviewed Mr. Michael Benoit, owner of the Allene Avenue property regarding his knowledge of the properties history. Mr. Benoit purchased the property in 1999 and has used it for the storage of equipment and decorations used in two bars which he owns. According to Mr. Benoit, the property was developed and used by the owner of Shorty’s Hampers. Shorty’s Hampers manufactured wood vegetable crates. Mr. Benoit has not used the property for the storage of any hazardous materials or petroleum products. He noted that he had a Phase I ESA completed when he purchased the property. *The previous Phase I ESA did not identify any environmental issues and no further investigations were recommended at that time.*

#### 4.6 HISTORICAL REVIEW SUMMARY

Based on a review of available historical aerial photographs, Sanborn maps and City directories, the Warner Street property was originally developed with an ornamental steel manufacturing facility in 1932. The duration of time the ornamental steel facility was operational is not known. The existing Warner Street building was constructed in the early 1950's. The building has been occupied by produce and meat companies in the 1950's through the 1970's. In the late 1980's or early 1990's, the building was occupied by a bakery company. The bakery company was operational at this location until at least 1999. The Allene Avenue property was undeveloped in 1932. The existing building was constructed in the early 1950's. From the early 1950's until early 1980's, the building was occupied by a company that manufactured produce containers. A church occupied the building in 1991. The current owner purchased the building in 1999 and has used it as a storage building for equipment and decorations used in bars.

## 5.0 REGULATORY/GOVERNMENTAL AGENCY INQUIRIES

Regulatory information was reviewed to obtain information which might indicate the presence of hazardous and/or toxic materials at the Site or surrounding properties. The databases reviewed were obtained from Environmental Data Resources, Inc. (EDR), an environmental information services company. The information obtained by reviewing these databases is subject to the accuracy of the information provided by these sources. A copy of the database report may be found in Appendix C.

### 5.1 FEDERAL AND STATE REGULATORY AGENCY INQUIRIES

#### Federal Superfund and CERCLIS Sites

The U.S. EPA maintains a list of federal Superfund and CERCLIS sites. The EPA has created the National Priorities List (NPL) which is a list of abandoned sites which may require remedial investigation, feasibility studies, and possibly remedial activities. The sites with the highest priority ranking are classified as active Superfund sites. CERCLIS is a computer database which lists both inactive and active sites which have been inspected by EPA or its designees for possible violation of RCRA or CERCLA regulations.

The search encompasses a one-mile radius for NPL and one-half mile radius for CERCLIS facilities. No Superfund sites were identified in the vicinity of the subject property. Three CERCLIS facilities were identified within 0.5-mile. The following identifies the names and locations of the CERCLIS sites identified:

| Name of Facility       | Address            | Distance, Location                 | Topographic Position |
|------------------------|--------------------|------------------------------------|----------------------|
| J&W Pallet & Drums Co. | 1121 Allene Avenue | Less than 1/8 mile south-southeast | Cross gradient       |
| ESB, Inc.              | 1214 Allene Avenue | Between 1/8 and 1/4 mile south     | Up gradient          |
| Superior Sealants      | 1135-9 Sylvan Road | Between 1/8 and 1/4 mile west      | Cross gradient       |

The J&W Pallet & Drum Company facility is located less than 1/8 mile to the south-southeast. This facility is also listed as a small quantity generator. According to the database report, a preliminary assessment of this facility is ongoing. The reason for the preliminary assessment or the specific wastes generated by this facility are not known. The J&W Pallet & Drum facility is not listed on other databases which list facilities that have confirmed releases of hazardous materials or petroleum products.

The ESB, Inc. CERCLIS site is the former Exide Battery Manufacturing facility. ESB is located between 1/8 and 0.25 mile to the south. According to the database report, a preliminary assessment was completed in 1985 and a integrated assessment was conducted in 1993. Removal negotiations were initiated in 2003. This facility has been found to contain elevated concentrations of lead in soils to a depth of four feet. No groundwater investigations have been initiated to-date.

The Superior Sealants facility is located between 1/8 and 0.25-mile to the west. Superior Sealants is

also listed as a small quantity generator. A preliminary assessment of this site was completed in 1985. In November 2001, an emergency removal action was conducted at the site. The Superior Sealants property is not listed on other databases which list facilities that have confirmed releases of hazardous materials or petroleum products.

Based on their cross gradient locations, the probability of an impact from J&W Pallets and Superior Sealants is low. Soil contamination has been discovered at the ESB facility. It is located over 1/8 mile and the probability of an impact is low.

#### **RCRA Corrective Action Sites**

The EPA maintains a database of RCRA facilities which are undergoing corrective actions. When there has been a release of hazardous waste or constituents into the environment from a RCRA facility, a corrective action order is issued pursuant to RCRA Section 3008 (h). The search for RCRA Corrective Action sites (CORRACTS) covers an area of one mile from the Site. No CORRACTS sites were identified within the one-mile search distance.

#### **RCRA Treatment, Storage and Disposal Facilities**

RCRA gives authority to the EPA to promulgate regulations which define what materials are hazardous and how they should be stored, treated, transported, and disposed. The RCRA Notifiers List is a computerized database which lists generators, treaters, transporters, and disposers of hazardous wastes.

The RCRA search for treatment, storage and disposal facilities encompasses a 0.5 mile radius of the Site. No RCRA treatment, storage and disposal (TSD) facilities were identified within one-half mile of the Site.

#### **RCRA Large and Small Quantity Generators**

The EPA maintains a database of facilities which generate hazardous wastes. RCRA facilities identified as large quantity generate at least 1,000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. A small quantity generator is a facility that generates between 100-1,000 kg/month of non-acutely hazardous waste.

The search for large and small quantity generators of hazardous waste encompasses a 0.25-mile radius of the Site. No large quantity generators were identified within 0.25-mile. Six small quantity generators were identified within 0.25-mile of the Site. The following identifies the names and locations of the small quantity generators identified:

| <b>Name of Facility</b> | <b>Address</b>     | <b>Distance, Location</b>               | <b>Topographic Position</b> |
|-------------------------|--------------------|---|-----------------------------|
| J&W Pallet & Drums Co.  | 1121 Allene Avenue | Less than 1/8 mile south-southeast      | Cross gradient              |
| Champion International  | 840 Woodrow Street | Between 1/8 and 1/4 mile west-southwest | Cross gradient              |
| Cadillac Products       | 840 Woodrow Street | Between 1/8 and 1/4 mile west-southwest | Cross gradient              |

|                   |                    |                              |                |
|-------------------|--------------------|------------------------------|----------------|
| CAB Lift Atlanta  | 1210 Allene Avenue | Between 1/8 and ¼ mile south | Up gradient    |
| ESB, Inc.         | 1214 Allene Avenue | Between 1/8 and ¼ mile south | Up gradient    |
| Superior Sealants | 1135-9 Sylvan Road | Between 1/8 and ¼ mile west  | Cross gradient |

J&W Pallet & Drums, ESB, Inc. and Superior Sealants are also listed as CERCLIS sites. ESB, Inc., is also a state hazardous waste site. Champion International was identified on the non-hazardous site inventory. Cadillac Products was identified as having several compliance violations. The violations were related to pre-transport, recordkeeping and contingency plan requirements. No documented releases of hazardous materials were identified at this facility. Based on their locations, the probability of an environmental impact from these small quantity generators on the subject property would be low.

#### **State Hazardous Waste Sites (SHWS)**

The Georgia Department of Natural Resources, Hazardous Response Division, maintains a database of Sites known as the Georgia Hazardous Sites Inventory (HSI) which is a comprehensive listing of those facilities which are deemed as a hazard to the public health and welfare. The search for HSI facilities encompasses a one-mile search distance of the subject property. One HSI site was identified from a review of this database. ESB, Inc., which is located at 1246 Allene Avenue, was identified on the HSI database. ESB is located between 0.25 and 0.5-mile to the south of the subject property. This facility had a known release of Lead in soil at levels exceeding the reportable quantity. This property is the former Exide Battery facility which manufactured lead-acid batteries from 1948 until 1982. Soil investigations have detected the presence of Lead at concentrations up to 94,000 mg/Kg. Investigations were completed in 2005 and a report was issued to the Georgia EPD on March 7, 2005. On the north yard of this facility, Lead was detected in soils at concentrations up to 53,000 mg/Kg. The impacted soils were found to be to a depth of four feet below ground surface. No groundwater investigations have been initiated at this site. At this time, the only contamination discovered at the ESB site is located in soils. ESB operated a battery manufacturing facility at this location. No documented releases of lead have been reported on properties located adjacent to ESB. The topography in the area of ESB slopes to the south and away from the subject property. Given its location and the lack of any documented releases of Lead on properties adjacent to ESB, this state hazardous waste site would not be expected to have an impact on the subject property.

#### **Non-Hazardous Site Inventory**

The Georgia EPD has a database of sites that did not meet criteria to be included in the Hazardous Site Inventory. Contamination at these sites did not meet thresholds for listing on the HSI, but are known to be contaminated with hazardous substances. The search for non-HSI sites encompasses a one-mile radius of the Site. Eleven non-HSI sites were identified in the search. The following identifies the names, addresses, locations and topographic positions of the non-HSI sites relative to the subject property.

| Facility Name                               | Address                   | Location Relative to Site                 | Topographic Relationship |
|---|---------------------------|---|--------------------------|
| Champion International Corp.                | 840 Woodrow Street        | Between 0.25 and 0.5-mile west-southwest  | Cross gradient           |
| Champion International Corp.                | 840 Woodrow Street        | Between 0.25 and 0.5-mile west-southwest  | Cross gradient           |
| Former Bernstein Scrap Metals               | 1006 Murphy Avenue        | Between 0.25 and 0.5-mile northwest       | Cross gradient           |
| Superior Associates                         | 1135 Sylvan Road          | Between 0.25 and 0.5-mile west-southwest  | Cross gradient           |
| Recycling Industries of Atlanta             | 972 Avon Avenue           | Between 0.25 and 0.5-mile west-southwest  | Cross gradient           |
| IRCC of Georgia (formerly Puritan Chemical) | 916 Ashby Street          | Between 0.25 and 0.5-mile north-northwest | Cross gradient           |
| McGean-Rohco, Inc.                          | 1314 Murphy Avenue        | Between 0.5 and one-mile west-southwest   | Cross gradient           |
| Pittsburgh Civic League Apartments.         | 455 Rockwell Street       | Between 0.5 and one-mile northeast        | Down gradient            |
| V.T. Used Tires                             | 715 West Whitehall Street | Between 0.5 and one-mile north            | Down gradient            |
| Stage Motor Coach                           | 610 Bronner Brothers      | Between 0.5 and one-mile north-northeast  | Down gradient            |
| J&B Smith Company, Incorporated             | 690 Humphries Street      | Between 0.5 and one-mile north-northeast  | Down gradient            |

ETRI reviewed the files for those non-HSI sites located within 0.5-mile at the Georgia EPD - Hazardous Site Response Program offices.

The Champion International site had 15 underground storage tanks removed in 1987. The UST's were used to store various solvents and mineral spirits. Investigations that were conducted detected the presence of Acetone in groundwater up to 42 mg/L, Benzene to 5.2 mg/L, Chloroform to 20 ug/L, 1,2-Dichloroethene to 4.7 mg/Kg, 1,2-Dichloroethene to 620 ug/L and Tetrachloroethene to 18 ug/L. A release notification was submitted to the Georgia EPD on October 8, 1997. The Georgia EPD evaluated the release using the Reportable Quantity Screening Method (RQSM). The RQSM on-site (soils) pathway score was determined to be 18.5 and the groundwater pathway score was 6.5. The RQSM thresholds for including a site on the Hazardous Site Inventory are ten (10) for the groundwater pathway and twenty (20) for the on-site or soils pathway. Given the concentrations of contaminants detected in groundwater and the cross gradient topographic relationship, the potential for an impact from the Champions site on the subject property is low.



The Bernstein Scrap Metal site submitted a release notification to the Georgia EPD on October 4, 2001. Contaminants that were detected in groundwater included Acenaphthene, Barium, Bis (2-ethylhexyl) phthalate, Chromium and Lead. Lead was the only contaminant detected above its EPA Maximum Contaminant Level (MCL). Lead was detected at a concentration of 0.027 mg/L. The Georgia EPD evaluated the release using the Reportable Quantity Screening Method (RQSM). The RQSM on-site (soils) pathway score was determined to be zero (0) and the groundwater pathway score was 8.18. The RQSM thresholds for including a site on the Hazardous Site Inventory are ten (10) for the groundwater pathway and twenty (20) for the on-site or soils pathway. Given the concentrations of contaminants detected and its cross gradient topographic relationship, the potential for an impact from the Bernstein Scrap metal site on the subject property is low.

The Superior Associates site had a reported release of Bis (2-ethylhexyl) phthalate reported to the EPD in November 1995. Copper and Zinc were also detected in groundwater at concentrations of 0.02 mg/L and 0.12 mg/L. Lead and three semivolatile organic compounds were also detected in surface soils. The concentration of Lead detected was as high as 3,500 mg/Kg. Chrysene was detected at 11 mg/Kg, Benzoanthracene was detected at 11 mg/Kg and Benzo (k) fluoranthene was detected at 16 mg/Kg. The direction of groundwater flow was determined to be to the southeast. Based on the direction of groundwater flow and its location, the potential for an impact on the subject property is low.

The Recycling Industries of Atlanta property detected various metals in soils including Barium at concentrations up to 1,770 mg/Kg and Lead to 843 mg/Kg. Contaminants detected in groundwater include Lead (0.012 mg/L), Cadmium (0.0046 mg/L), Barium (0.09 mg/L), Tetrachloroethene (0.0281 mg/L) and Trichloroethene (0.0094 mg/L). This property is located over 0.25-mile to the west-southwest. The prevailing direction of groundwater flow in the area of the Recycling Industries of Atlanta facilities appears to be to the southeast. Therefore, the potential of an impact on the subject property is low.

The IRCC of Georgia (formerly Puritan Chemical) site had a release notification submitted to the Georgia EPD in July 1999. This facility was incorrectly identified in the database report. Its actual location is two miles north of the subject property. Various volatile and semivolatile organics were discovered in soil and groundwater at this site. In addition, Lead was identified in soil and groundwater. The suspected source of Lead was the adjacent Seitzinger site, a former Lead smelter. The maximum concentration of Lead in soil was 3,820 mg/Kg and 19.1 mg/L in groundwater. Various chlorinated hydrocarbons were detected in soils and groundwater, including Vinyl Chloride. The Georgia EPD evaluated the release using the Reportable Quantity Screening Method (RQSM). The RQSM on-site (soils) pathway score was determined to be zero (0) and the groundwater pathway score was 8.13. The RQSM thresholds for including a site on the Hazardous Site Inventory are ten (10) for the groundwater pathway and twenty (20) for the on-site or soils pathway. Although the release notification did not identify the direction of groundwater flow at the former Puritan Chemical site, ETRI has personal knowledge that the direction of groundwater flow at the adjacent Seitzinger site is to the west. Given its cross gradient topographic relationship, the potential for an impact on the subject property is low.

The remaining non-HSI sites are located over 0.5-mile from the subject property. All of these sites are located topographically cross gradient or down gradient to the subject property. Therefore, the

probability of an impact on the subject property is low.

### Solid Waste Landfills

The Georgia Department of Natural Resources, Environmental Protection Division, maintains a database of registered Solid Waste Landfills within the State of Georgia. Review of this "Active Permitted Solid Waste Disposal Sites" list did not identify any solid waste facilities within 0.5 mile of the Site.

### UST/LUST Database

The Georgia Department of Natural Resources, Environmental Protection Division maintains a database of registered Underground Storage Tanks (USTs) and Leaking Underground Storage Tanks (LUSTs). This database was reviewed to identify registered UST facilities within one-quarter mile radius and LUST facilities within a 0.5 mile radius of the Site. Three registered UST sites and ten LUST facilities were identified within the specified radii. The Warner Street and Allene Avenue properties were not identified as a registered UST or LUST sites. The following is a listing of the registered UST and LUST sites and their distance and topographic positions relative to the subject property.

#### Registered Underground Storage Tanks Sites

|               |  |   |
|---------------|--|---|
| Map ID<br>#A2 | Facility Name:<br>Address:<br>Distance/Direction:<br>Topographical Relationship: | Harmon Brothers Charter Service<br>1160 Allene Ave.<br>Adjacent Property, south<br>Up gradient                  |
| #B4           | Facility Name:<br>Address:<br>Distance/Direction:<br>Topographical Relationship: | Champion International Corp.<br>840 Woodrow Street<br>Between 1/8 and 1/4 mile west-southwest<br>Cross gradient |
| #7            | Facility Name:<br>Address:<br>Distance/Direction:<br>Topographical Relationship: | Sprint Communications Company<br>1190 Allene Ave.<br>Between 1/8 and 0.25-mile south<br>Up gradient             |

#### Leaking Underground Storage Tanks Sites

|               |  |  |
|---------------|--|--|
| Map ID<br>#A3 | Facility Name:<br>Address:<br>Distance/Direction:<br>Topographical Relationship: | Harmon Brothers Charter Service<br>1160 Allene Ave.<br>Adjacent Property, south<br>Up gradient |
| #B4           | Facility Name:<br>Address:<br>Distance/Direction:                                | Champion International Corp.<br>840 Woodrow Street<br>Between 1/8 and 1/4 mile west-southwest  |

|      |                             |   |
|------|-----------------------------|---|
|      | Topographical Relationship: | Cross gradient                            |
| #D14 | Facility Name:              | Alterman Cold Storage                     |
|      | Address:                    | 933 Lee Street                            |
|      | Distance/Direction:         | Between 0.25 and 0.5-mile east-southeast  |
|      | Topographical Relationship: | Down gradient                             |
| #D15 | Facility Name:              | The Right Stuff Store                     |
|      | Address:                    | 923 Lee Street                            |
|      | Distance/Direction:         | Between 0.25 and 0.5-mile east-southeast  |
|      | Topographical Relationship: | Cross gradient                            |
| #15  | Facility Name:              | BP #20338                                 |
|      | Address:                    | 1163 Metropolitan Parkway                 |
|      | Distance/Direction:         | Between 0.25 and 0.5-mile east-southeast  |
|      | Topographical Relationship: | Down gradient                             |
| #18  | Facility Name:              | 878 Murphy Avenue                         |
|      | Address:                    | 878 Murphy Avenue                         |
|      | Distance/Direction:         | Between 0.25 and 0.5-mile north           |
|      | Topographical Relationship: | Down gradient                             |
| #19  | Facility Name:              | Georgia Building Authority                |
|      | Address:                    | 1150 Murphy Avenue                        |
|      | Distance/Direction:         | Between 0.25 and 0.5-mile west-southwest  |
|      | Topographical Relationship: | Cross gradient                            |
| #20  | Facility Name:              | Doc's Auto Repair                         |
|      | Address:                    | 1131 Lee Street                           |
|      | Distance/Direction:         | Between 0.25 and 0.5-mile west            |
|      | Topographical Relationship: | Cross gradient                            |
| #E21 | Facility Name:              | 981 Ashby Street                          |
|      | Address:                    | 981 Ashby Street                          |
|      | Distance/Direction:         | Between 0.25 and 0.5-mile north-northwest |
|      | Topographical Relationship: | Down gradient                             |
| #23  | Facility Name:              | Former Lee Street Station                 |
|      | Address:                    | 889 Lee Street                            |
|      | Distance/Direction:         | Between 0.25 and 0.5-mile north           |
|      | Topographical Relationship: | Down gradient                             |

In order to obtain further understanding of the potential impact of the LUST sites located within 0.25-mile from the subject property, ETRI conducted additional research at the Georgia EPD-Underground Storage Tank Management office.

The Harmon Brothers facility have registered a 10,000-gallon diesel, 4,000-gallon and 2,000-gallon gasoline and a 1,000-gallon kerosene underground storage tanks. The 4,000-gallon, 2,000-gallon and 1,000-gallon UST's were removed in 1998. A release notification was issued to the Georgia EPD in January 1999. The release notification indicated that soils were impacted but the concentrations did not

exceed soil cleanup thresholds. The release notification did not indicate that groundwater had been impacted. The Georgia EPD issued a letter requesting a Corrective Action Plan Part A. A notice of violation was issued by the EPD in a letter dated November 19, 2003. No additional investigations have been reported to the EPD regarding the Harmon Brothers site. ETRI contacted Mr. Clint Harmon of Harmon Brothers to determine the status of the tank closure and CAP Part A. Mr. Harmon provided ETRI with the analytical results from the tank closure. According to the information provided by Mr. Harmon, confirmation soil samples that were collected and analyzed, the concentrations of Benzene, Toluene, Ethylbenzene and Xylenes (BTEX) detected in the soils were well below the Georgia EPD threshold concentrations. One soil sample collected beneath a kerosene tank was found to contain Anthracene at 1,600 ug/Kg. The highest concentration of total petroleum hydrocarbons - diesel range organics (TPH-DRO) was 8,700 mg/Kg. The highest TPH-gasoline range organics (TPH-GRO) was 0.77 mg/Kg.

According to Mr. Harmon, the former UST's were located on the south side of his property near a truck wash. The topography in this area of his property slopes lower to the south and away from the Allene Avenue and Warner Street properties. Mr. Harmon has retained the services of American Containment Services to complete the Corrective Action Plan Part A and to get his 10,000-gallon diesel UST in compliance. Based on the locations of the former UST's and the concentrations of contaminants that were detected during closure, the Harmon Brothers LUST site would not impact the subject property.

Investigations were completed at the Champion International facility in 1988. The investigations determined that groundwater had been impacted from a release. The groundwater was impacted with Benzene along with other volatile organic constituents. Benzene was detected in one monitoring well at concentrations up to 5,238 ug/L in August 1988. A monitoring well located on the northeast side of the property (closest to the subject property) was found to have no detectable concentrations of volatile organic compounds. Based on the results of the groundwater quality in the well located closest to the subject property, the probability of an impact to the subject property is low.

The Alterman Cold Storage facility removed two 8,000-gallon gasoline and diesel UST's and a 6,000-gallon gasoline UST in October 1999. A Corrective Action Plan Part A was prepared for this property in 2001. Benzene was detected in groundwater at a concentration of 46 ug/L during a semi-annual groundwater monitoring event in 2000. Groundwater was located at a depth of 10 to 14 feet below ground surface and was determined to be moving to the southwest. The furthest down gradient monitoring wells were found to have no detectable concentrations of BTEX. The Georgia EPD issued a no further action letter for this site on November 2, 2001. Based on the direction of groundwater flow and results of groundwater sampling, this LUST site would not impact the subject property.

A release notification was issued to the Georgia EPD for the Right Stuff LUST site in May 1996. A groundwater monitoring report from April 2003 was reviewed by ETRI. Benzene has been detected in groundwater at concentrations as high as 10,300 ug/L. The direction of groundwater flow has been determined to be to the north-northeast and cross gradient to the subject property. A monitoring well located on the southeast side of this property was found to have a Benzene concentration of 38 ug/L. The Georgia EPD issued a no further action letter for this release on January 26, 2004. Based on the direction of groundwater flow and the concentration of Benzene detected in groundwater, the probability of an impact on the subject property is low.

The 878 Murphy Avenue LUST site had a UST closure completed in early 2005. Three 1,000-gallon and two 500-gallon UST's were removed. This property was formerly operated as a gasoline station from 1933 to 1959. One soil sample was found to contain Toluene at 0.377 mg/Kg, Ethylbenzene at 0.13 mg/Kg and Xylenes at 0.402 mg/Kg. The Georgia EPD issued a no further action letter for this site on March 8, 2005.

The location of the 981 Ashby Street property was incorrectly identified in the database report. The actual location of this property is over three miles to the north. The 981 Ashby Street property had a tank removed in 1998. Soil contamination was discovered during investigations that were completed in 2003. A groundwater sample was also collected during the investigations. The concentrations of BTEX detected in groundwater were below In-Stream Water Quality standards. The Georgia EPD issued a no further action letter for this site in 2003.

The remaining LUST sites are located over 0.25-mile and cross gradient or down gradient from the subject property. The probability of an impact from the remaining LUST sites is low.

#### **EPA Recorded Hazardous Material Releases**

The EPA Office of Solid Waste and Emergency Response Notification System (ERNS) database serves to store information on releases of oil and hazardous substances. Releases are recorded in ERNS when they are initially reported to the federal government by any party. ERNS combines data from the National Response Center and the Marine Safety Information System. The ERNS database search includes the subject property only. The subject property was not listed on the ERNS database.

#### **No Further Remedial Action Planned Sites**

No Further Remedial Action Planned (NFRAP) sites contains information pertaining to properties which have been removed from the U. S. EPA's CERCLIS database. NFRAP sites may be sites where following an initial investigation, no contamination was found or contamination was removed quickly, or the problem was not serious enough to require Superfund action or NPL consideration. No NFRAP sites were identified within a one-quarter mile radius of the subject property.

#### **State SPILLS**

The State SPILLS (Spills) database is compiled by the Georgia EPD, Emergency Response Team. The database search for SPILLS sites includes the subject property only. A review of this database determined that the subject property was not identified in the SPILLS database.

#### **FINDS**

The Facility Index System (FINDS) contains both facility information and "pointers" to other sources that contain more detail. The FINDS databases include the Permit Compliance System, Aerometric Information Retrieval System, Enforcement DOCKET and Federal Underground Injection Control, Federal Facilities Information System and State Environmental Laws and Statutes and PCB Activity Data System. The FINDS database is researched for the subject property only. The subject property

was not listed in the FINDS database.

### TRIS

The Toxic Chemical Release Inventory System (TRIS) identifies facilities that have had releases of toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313. The search for TRIS facilities includes the subject property. The subject property was not identified as a TRIS facility.

### Orphan Sites

A list of orphan or unmapped sites was also reviewed. These sites are identified but not plotted due to insufficient address information. One state hazardous waste site (HSI), one CERCLIS-No Further Remedial Action Planned, three non-HSI sites, one LUST site, two Georgia SPILL sites, one small quantity generator and twenty-four (24) Emergency Response Notification System (ERNS) were identified as orphan sites. The orphan state hazardous waste site is the Woodall Creek site located at the 1400 block of Ellsworth Industrial Boulevard. The Woodall Creek site is located over four miles to the north. The orphan non-HSI sites include: the City of Atlanta Confederate Avenue land; 1160 Ormewood Avenue/731 Moreland Avenue; and 275 Mt. Vernon Highway in Atlanta. The City of Atlanta Confederate Avenue land site is located over three miles to the east. The 1160 Ormewood Avenue non-HSI site is located near the Fulton County and DeKalb County boundaries and over three miles to the east-northeast. The 275 Mt. Vernon Highway is over ten miles to the north. The orphan LUST site is the Jackson's Fina Station at 1193 Lee Street which is over 0.25-mile to the west-southwest. None of the orphan ERNS sites are located on the subject or adjacent properties. Based on the locations of the orphan sites from the subject property, the probability of an impact on the subject property is low.

## 5.2 PIPELINE REVIEW

ETRI reviewed the U.S. Geologic Survey map and visually inspected the subject property for the presence of oil or gas pipelines. No oil or gas pipelines were identified on the subject property or on adjoining properties.

## 5.3 SUMMARY OF REGULATORY/GOVERNMENTAL INQUIRIES

The regulatory agency database report identified one state hazardous waste site and eleven non-Hazardous Site Inventory sites within one-mile, ten LUST sites and three CERCLIS sites within one-half mile, three registered UST sites and six small quantity generators within one-quarter mile of the subject property. The state hazardous waste site is a former battery manufacturing facility and lead contaminated soils have been discovered at depths to four feet below ground surface. No offsite migration of lead in soils has been reported from properties adjoining the state hazardous waste site. Heavy metals were detected in soils at the closest non-HSI sites. Limited groundwater contamination was detected at these sites. Based on the determined or presumed direction of groundwater flow, the potential of an impact from these non-HSI sites is low. The adjacent property to the south was identified as a LUST site. Low levels of soil contamination were detected during the closure of three underground storage tanks. The former UST's were located on the south side of the adjacent property.

If groundwater were impacted, based on the topographic features of the area, it would not be expected to flow toward the subject property. Based on the low levels of contaminants detected in soils and the location of the former tanks, this adjacent LUST site would not be expected to impact the subject property. Review of the files from the other LUST sites has determined that the potential for an impact would be low. One of the CERLIS sites was also identified as a state hazardous waste site and another of the CERLIS sites is a non-HSI site. Orphan sites that were identified include one state hazardous waste site (HSI), one CERCLIS-No Further Remedial Action Planned, three non-HSI sites, one LUST site, two Georgia SPILL sites, one small quantity generator and twenty-four (24) ERNS sites. Based on their locations, none of the orphan sites would impact the subject property.

## 6.0 ADJACENT PROPERTIES EVALUATION

An adjacent properties evaluation was completed to determine the general usage of adjacent properties and identify possible sources of environmental impact on the Site. The most likely potential for an adjacent property to have an impact on the Site would be provided by transport of a deleterious product or by-product from adjacent property activities by surface runoff, transport by conduit (such as a sewer line or underground utilities) or groundwater transport.

The adjacent property land usage includes a bus company, a former tire re-treading facility, an automotive repair facility, thrift store, an abandoned warehouse-distribution facility, a building used for the storage of historical documents and single-family homes. The following summarizes the adjacent property usage:

**North** – The adjacent property to the north of the Warner Street property is identified as Archives and History Building 15. To the north of the Allene Avenue property are single-family homes.

**South** – Warner Street, a two-lane asphalt paved road borders the property to the south. South of Warner Street is a former Kelly Tire Re-treading facility, Lackley's Automotive, an unnamed business with an above ground storage tank and God's Favorite People Thrift Store. Harmon Brothers Bus facility is located adjacent to, and south of the Allene Avenue property.

**East** – Single-family homes are located east of the Allene Avenue property. Allene Avenue borders the Warner Street property to the east and the 1092 Allene Avenue building is to the east.

**West** – Biglin Street, a two-lane asphalt paved road borders the subject property to the west. West of Biglin Street is an abandoned warehouse-distribution facility. This building appears to have been most recently occupied by various transportation companies.

The adjacent properties to the west and southwest are topographically up gradient to the subject property. The adjacent properties to the north and northeast would be considered to be topographically down gradient. Adjacent properties to the northeast and southwest are cross gradient.

The adjacent Harmon Brothers Bus facility was identified as a leaking underground storage tank site. Low levels of contaminants were detected in soil samples collected during the closure of the tanks. The tanks are located on the south side of the Harmon Brothers property (farthest from the subject property). The Harmon Brothers site would not be expected to have an impact on the subject property.

Although no confirmed releases have been identified on the other adjacent properties to the south, the current and past operations (automotive repair and tire retreading) could have an impact on the groundwater on the Warner Street property. The probability of the adjacent properties having an impact on the Allene Avenue property is low. The probability of an impact on the Warner Street property is moderate.



## 7.0 CONCLUSIONS AND RECOMMENDATIONS

This report provides information obtained during a Phase I Environmental Site Assessment of the properties located at 825 Warner Street and 1092 Allene Avenue in Atlanta, Georgia. The Warner Street property has been improved with an approximate 25,000 square feet concrete block office-warehouse-manufacturing building. The Allene Avenue property is developed with an approximate 2,400-square feet brick warehouse building.

Historical research determined that the Warner Street property was developed with an ornamental steel manufacturing facility in 1932. The existing Warner Street building was constructed in the early 1950's. This building has been occupied by produce and meat companies in the 1950's through the 1970's and a bakery company in the late 1980's or early 1990's until at least 1999. The Allene Avenue property was undeveloped in 1932. The existing building was constructed in the early 1950's. From the early 1950's until early 1980's, the building was occupied by a company that manufactured produce containers. A church occupied the building in 1991. The current owner purchased the building in 1999 and has used it as a storage building for equipment and decorations used in bars.

Inspection of the properties did not identify any indications of hazardous materials or petroleum products releases from above or below ground storage tanks. Three 55-gallon drums were identified on the Warner Street property. Two of the drums contain liquids which should be characterized and be properly disposed. Suspect asbestos containing materials in the Allene Avenue property include roofing materials. If renovations of the building are planned, it is recommended that an asbestos survey be conducted. An asbestos survey should be conducted on the Warner Street property.

The regulatory agency records search identified one state hazardous waste site and eleven non-Hazardous Site Inventory sites within one-mile, ten LUST sites and three CERCLIS sites within one-half mile, three registered UST sites and six small quantity generators within one-quarter mile of the subject property. Orphan sites that were identified include one state hazardous waste site (HSI), one CERCLIS-No Further Remedial Action Planned, three non-HSI sites, one LUST site, two Georgia SPILL sites, one small quantity generator and twenty-four (24) ERNS sites. Based on information obtained from a review of files and the locations of the identified sites, none would impact the subject property.

The adjacent properties include a bus company, a former tire re-treading facility, an automotive repair facility, thrift store, an abandoned warehouse-distribution facility, a building used for the storage of historical materials and single-family homes. The adjacent Harmon Brothers Bus facility was identified as a leaking underground storage tank site. Low levels of contaminants were detected in soil samples collected during the closure of the tanks. The tanks are located on the south side of the Harmon Brothers property (farthest from the subject property). The Harmon Brothers site would not be expected to have an impact on the subject property. Although no confirmed releases have been identified on other the adjacent properties to the south, the current and past operations (automotive repair and tire retreading) could have an impact on the groundwater on the Warner Street property. The probability of the adjacent properties having an impact on the Allene Avenue property is low and the probability of adjacent properties having an impact on the Warner Street property is moderate.

Based on information obtained during this Phase I ESA, the probability of there being any recognized

environmental conditions at the Warner Street property is moderate. This is based on the prior use of the Warner Street property as an ornamental steel manufacturing facility in the 1930's. A Phase II ESA of the Warner Street property is recommended. The probability of any recognized environmental conditions on the Allene Avenue property is low. Accordingly, no further assessment activities of the environmental conditions of the Allene Avenue property are indicated at this time.

## 8.0 REFERENCES

1. McConnell, Keith I., and Charlotte E. Abrams: *Bulletin 96: Geology of Greater Atlanta Region*. Georgia Geologic Survey (1984).
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3. Howard, J.H.: *Studies of Saprolite and its Relation to the Migration and Occurrence of Groundwater in Crystalline Rocks*. Atlanta, GA. Environmental Resources Center, Georgia Institute of Technology (1973).
4. *Soil Survey of Fulton County, Georgia*, U.S. Department of Agriculture, Soil Conservation Service, (December 1958).

